



**CITY OF BEAVERTON**  
Community Development Department  
Development Services Division  
4755 SW Griffith Drive  
PO Box 4755  
Beaverton, OR 97076  
Tel: (503) 526-2420  
Fax: (503) 526-3720  
www.ci.beaverton.or.us

## **TYPE 3 NOTICE OF PENDING DEVELOPMENT APPLICATION**

**Date of Notice:** January 27, 2005

**Case File No./Project Name:** CU2004-0024 / LD2004-0046 / TP2004-0028  
Covington Park PUD

**Public Hearing Date:** March 9, 2005

**Hearing Location and Time:** City Council Chambers, First Floor, Beaverton City Hall,  
4755 SW Griffith Drive beginning at 6:30 p.m.

**Summary of Application:** The applicant requests Conditional Use approval for a Final Planned Unit Development (PUD), an associated Land Division (LD) for a Preliminary Subdivision to create a 46 single family residential development, and Tree Plan Two application to remove 45 Community Trees across the proposed site. The PUD request is to provide flexibility to the dimensional standards of the R2 zoning district to accommodate the proposal, including but not limited to the reduction to minimum lot size, reduction to the setback requirements, and the construction of a private looped street serving the lots, while providing for approximately 20% common open space. Building height is not proposed to exceed 35 feet in height. The Preliminary Subdivision requests to plat 46 single family lots, open space tracts, and private streets. The subject site is approximately 3.6 acres in size and is located on the west side of SW Walker Road between SW Nora Road and SW Weir Road. Pursuant to Section 50.15.2, the three (3) applications will be heard in one public hearing.

**Decision-Making Authority:** Planning Commission

**Due Date for Written Comments to be Addressed in Staff Report:**  
**February 16, 2005**

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the attention of the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2<sup>nd</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive. If you decide to submit written comments or exhibits before the public hearing, Section 50.58 of the Beaverton Development Code requires that the written comments or exhibits be received at the City no later than 4:30 p.m. on the day of the scheduled hearing. You may also submit written comments or exhibits at the public hearing. In all cases, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

**Staff Planner:** Tyler Ryerson, Associate Planner **Phone Number:** 503-526-2520

**Facilities Review Committee Meeting Date: February 16, 2005**

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will include the Committee's recommendation in the staff report to the decision-making authority.

**Site Description:**

Map & Tax Lot Number: 1S1 29CD tax lots 100 and 200  
Site Address: 9525 and 9565 SW 155<sup>th</sup> Avenue  
Cross Street: 155<sup>th</sup> and Lexington  
Zoning: R2 Urban Medium Density  
Neighborhood Association Committee: Sexton Mountain

**Applicable Development Code Approval Criteria:**

40.03.1 through 11; 40.15.15.6.C.1 through 10;

40.45.15.3.C.1 through 5; 40.90.15.2.C.1 through 10

The following Comprehensive Plan Policies are the applicable for the Conditional Use Final Planned Unit Development application: 3.13.1 a through i, 3.13.4 a, 4.2.2.1 a and b, 5.4.1.b and c, 5.5.1.a and b, 5.6.1.a and b, 5.7.1.e, 5.8.1.d, 6.2.1 a and d, 6.2.2 a through d and f, 6.2.3 b, d through h, 6.2.4.c, 6.2.5.a, 8.2.1.e, 9.2.3.1.a.

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

The Planning Commission shall make a decision on the development application after the hearing closes. Only persons who participated in the hearing orally or in writing may appeal the decision to the City Council. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing, and a copy will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at:

[http://www.ci.beaverton.or.us/departments/CDD/CDD\\_dev\\_projects.html](http://www.ci.beaverton.or.us/departments/CDD/CDD_dev_projects.html).

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost, and will be provided at reasonable cost.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.45.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 3 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of

property within 500 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.**

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.